



Haverhill

Economic Development and Planning
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HAVCITYCLERK

To: City Council

From: Jacki Byerley, AICP, Planning Director

Re: Amend Chapter 255 Zoning Ordinance and Appendix A Table 1: Table of Use and Parking Regulations

Date: October 15, 2026

At the regularly scheduled Planning Board meeting of October 14, 2026 the Planning Board voted to send a favorable recommendation of the attached Zoning Ordinance and Table amendments as drafted by the Planning Department, Building Commissioner and City Solicitor.

The proposed amendments are intended to clarify and update the Zoning Ordinance. The major revisions include:

- Administrative and Development Review: Updating references throughout the ordinance to the Planning Director or designee and clarifying responsibilities.
- Signs: Clarifying that an establishment may have a maximum of two wall signs, provided they are mounted on and face different sides of the building.
- Parking: Updating minimum parking-space dimensions, allowing a limited number of compact spaces and replacing the existing parking diagrams to reflect the 9x18 parking dimension. Along with clarifying parking and loading standards for five contiguous spaces and extending the exemption of backing into a street to a three-family dwelling.
- Residential Accessory Storage: Clarifying the requirements and limitations for the exterior storage of trailers, unregistered automobiles, campers and boats in residential districts.
- PDD Rezoning and Application Submissions: Removing fee amounts and applications submission requirements from the ordinance to reference the Council's application procedures.
- Performance Guarantees: Clarifying acceptable forms of performance guarantees.
- Consolidated Permitting: Updating the ordinance to address Consolidated Local Permits and small clean energy infrastructure, including the development review and pre-filing municipal meeting process.
- Special Permits: Extending the special permit lapse period to 36 months from 24 months.
- Nonconforming Structures and Uses: Clarifying provisions governing alterations to nonconforming structures and increasing the abandonment period for a nonconforming use or structure from two years to four years before protected status is lost.
- Definitions: Adding definitions for "Performance Guarantee" and "Data Center."

Appendix A – Table of Use and Parking Regulations

The proposed amendments also include several changes to Appendix A, Table 1 – Table of Use and Parking Regulations. These revisions are intended to make the table consistent with the proposed ordinance changes and clarify where certain uses are permitted.

Specifically, the table would:

- Add “Data Center” as a new use. The proposed table identifies the use as prohibited in all zoning districts establishing a clear zoning classification for this use.
- Revise the regulations for large family day-care homes, changing the current special-permit designation to allowed (Y) in the applicable districts.
- Update the accessory storage provisions in the table to correspond with the proposed revisions to Section 3.2.2.2, clarifying the treatment of trailers, unregistered automobiles, and boats as accessory storage.
- Make related corrections and updates to the use table so that the table reflects the terminology and requirements contained in the amended ordinance.
- Removing the special permit requirement for a three-family in the RU Zoning District.

The attached ordinance identifies the proposed revisions through strikeout for language to be removed and for new language to be bolded and underlined. The proposed Appendix A table is included as a separate attachment for ease of review.